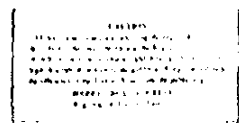


CDOS NO 3590154

OWNER ANGELA SMOLYAR

04051970

COOK COUNTY REGISTERED DEEDS APRIL FOURTH (4th), 1917



FEB 19 1987

STATE OF ILLINOIS COOK COUNTY

HARRY BUS YORELL REGISTRAR OF TITLES IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ANGELA SMOLYAR AND DOROTRYA BORUKHOVICH (1st-Marrried to Gene Smolyar) (2nd-Marrried to Boris Borukhovich) AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

CITY OF CHICAGO COUNTY OF COOK AND STATE OF ILLINOIS

THE OWNER OF AN ESTATE IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS AND DESCRIBED AS ITEMS 1 AND 2 AS FOLLOWS:

DESCRIPTION OF PROPERTY

ITEM 1.

as described in survey delineated in and attached to and a part of Declaration of Condominium Ownership registered on the 18th day of November 7th 1978 as Document Number 2783627

ITEM 2.

interest except the Units delineated and described in said survey in and to the following Described Premises:

That part of LOTS ONE (1), TWO (2) AND FIVE (5), in Louis Meinshausen's Subdivision of part of Frederick Meinshausen's Division of land in Sections 13 and 16, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at a point in the North line of Lot 1 aforesaid, 91.00 feet West of the Northeast corner thereof; thence West along the North line of Lot 1 aforesaid, 367.33 feet to a line which is perpendicular to the Easterly extension of the North line of the South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 16 aforesaid, which is drawn through a point in said Easterly extension 192.86 feet East of the Northeast corner thereof; thence South along said perpendicular line 297.69 feet to a line perpendicular to the West line of Lot 1 aforesaid which passes through a point in said West line 610.00 feet North of the Southeast corner of Lot 2 in Louis Meinshausen's Subdivision aforesaid; thence West along last described perpendicular line 495.29 feet to a line 287.82 feet West of and parallel with the East line of Lot 2 aforesaid; thence North along said parallel line 231.73 feet to a point on the North line of Lot 2 aforesaid; thence West along the North line of Lot 2 aforesaid 427.11 feet to a point 210.0 feet West of the Northeast corner thereof; thence Southerly 301.32 feet along a line which makes an angle of 88 degrees 16 minutes 00 seconds to the left of the last described line extended; thence Easterly 40.0 feet along a line which makes an angle of 91 degrees 12 minutes 00 seconds to the left of the last described line extended; thence Northerly along a line which makes an angle of 88 degrees 48 minutes 00 seconds to the left of the last described line extended for a distance of 31.01 feet to the South line of the North 268.37 feet of Lot 2 aforesaid; thence East along said South line 39.0 feet to the East line of the West 90.0 feet of Lot 2 aforesaid; thence South along said East line 211.58 feet to the South line of the North 479.84 feet (measured at right angles) of Lot 2 aforesaid; thence East along said South line 363.03 feet to the West line of the East 256.84 feet (measured at right angles) of Lot 2 aforesaid; thence South along said West line 367.66 feet to the South line of Lot 2 aforesaid; thence East along said South line 236.90 feet to the Southeast corner thereof; thence East along a line perpendicular to the West line of Lot 3 aforesaid, a distance of 268.92 feet to a diagonal line drawn from a point in the North line of Lot 3 aforesaid 331.04 feet East of the Northwest corner thereof to a point in the South line of Lot 3 aforesaid 75.00 feet East of the Southwest corner thereof; thence Northeasterly along said diagonal line for a distance of 146.41 feet to a line 324.16 feet East of, as measured at right angles, and parallel with the West line of Lots 1 and 3 aforesaid; thence North along last described parallel line 444.41 feet; thence East at right angles thereto 132.17 feet to a diagonal line drawn from the point of beginning to a point in the South line of Lot 1 aforesaid 331.04 feet East of the Southwest corner thereof; thence Northeasterly along last described diagonal line 310.72 feet to the point of beginning.

09-15-101-021-1138

DEPT-11 RECORD TOR \$25.00 T#0013 TRAN 8033 12/16/94 09121100 #4354 & CT *-04-051970 COOK COUNTY RECORDER

04051970

TO THE ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES NOTED ON THIS CERTIFICATE SEVENTH (7th) MARCH 1985

604 176 25

BY MY HAND AND OFFICIAL SEAL THIS 3/7/86 DE DAY OF

Harry Bus Yourell REGISTRAR OF TITLES, COOK COUNTY, ILLINOIS

UNOFFICIAL COPY



OF ESTATES, EASEMENTS, ENCUMBRANCES AND CHARGES ON THE PROPERTY.

DOCUMENT NO	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
251294-86	General Taxes for the year 1983, 1st installment Paid, 2nd installment Not Paid. Subject to General Taxes levied in the year 1986.			<i>Harry Busby</i>
In Duplicate	Grant in favor of Commonwealth Edison Company and Central Telephone Company, an Illinois corporation, their successors and assigns, of an easement for public utility purposes, in and upon part of foregoing premises and other property approximately as shown on Exhibit "A" attached hereto. For particulars see Document.	Jan 11, 1973	May 28, 1973 3:13PM	<i>Harry Busby</i>
2693755	Declaration of Condominium Ownership by Chicago Title and Trust Company, as Trustee under Trust Number 61500, for Bay Colony Condominium Development Number 2, and the rights, easements, restrictions, agreements, reservations and covenants, therein contained, reserving the right to amend and add to the Condominium area, other real property herein referred to as the "Development Area" as shown on Exhibit "C" attached hereto, as provided herein. For particulars see Document. (Riders attached).	Nov. 18, 1974	Nov. 18, 1974 12:45PM	<i>Harry Busby</i>
2783627	Second Amendment to Declaration of Condominium Ownership by Chicago Title and Trust Company, as Trustee, Trust Number 61500 for Bay Colony Development No. 2 and By-Laws of Bay Colony Condominium Owner's Association No. 2, a not-for-profit corporation, amending Declaration registered as Document Number 2783627 by subjecting additional property to said Declaration, which is improved with 98 units, numbered 637 to 734 both inclusive. For particulars see Document. (Exhibits "A" and "B" attached).	Nov. 18, 1974	Nov. 18, 1974 12:45PM	<i>Harry Busby</i>
2827500	Fifth and Final Amendment to Declaration of Condominium Ownership by Chicago Title and Trust Company, as Trustee, Trust Number 61500, for Bay Colony Condominium Development No. 2 and By-Laws of Bay Colony Condominium Owner's Association No. 2, a not-for-profit corporation, amending Declaration registered as Document Number 2783627, by subjecting additional property to said Declaration, which is improved with 83 residential units, numbered 709 to 791, both inclusive; said Amendment includes all real estate covered in the Development Area described in Exhibit "C". For particulars see Document. (Exhibits "A" and "B" attached).	Sept. 2, 1975	Sept. 3, 1975 3:06PM	<i>Harry Busby</i>
2901715	Mortgage from Phillip D. Riskin and Sharon L. Mackinnon, to North West Federal Savings and Loan Association of Chicago, a corporation of the United States of America, note in the sum of \$46,800.00 payable as therein stated. For particulars see Document. (Condominium Rider attached).	Oct. 22, 1976	Oct. 25, 1976 11:46AM	<i>Harry Busby</i>
In Duplicate				
3140386	Mortgage from Doroteya Borukhovich and Angela Smolyar to Empire of America Realty Credit Corp., of the State of Michigan, to secure note in the sum of \$36,800.00, payable as therein stated. For particulars see Document. (Rider and Legal Description attached).	Dec. 20, 1977	Jan. 11, 1980 2:07PM	<i>Harry Busby</i>
In Duplicate				
3300145	Assignment from Empire of America Realty Credit Corp. to The New York Guardian Mortgage Corp. of Mortgage and Note registered as Document Number 3300145. For particulars see Document. (Legal description attached.)	Mar. 3, 1986	Mar. 7, 1986 11:15AM	<i>Harry Busby</i>
251294-87	General Taxes for the year 1986. Subject to General Taxes levied in the year 1987.			<i>Harry Busby</i>
3593155	Assignment from Empire of America Realty Credit Corp. to The New York Guardian Mortgage Corp. of Mortgage and Note registered as Document Number 3300145. For particulars see Document. (Legal description attached.)	July 19, 1986	Feb. 20, 1987 9:11AM	<i>Harry Busby</i>
251294-88	General Taxes for the year 1987, 1st installment paid, 2nd installment not paid. Subject to General Taxes Levied in the year 1988.			<i>Harry Busby</i>
In Duplicate	Release Deed in favor of Phillip D. Riskin, et al. Releases Document Number 3140386. (Authorized Mergers and Change of Names and Legal Description attached hereto and made a part hereof).		August 1, 1988 3:39PM	<i>Harry Busby</i>
3728212				<i>Harry Busby</i>

KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING	COUNTER
<i>Amort</i>	<i>3593155</i>	<i>2/20/87</i>	

KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING	COUNTER
<i>Rel</i>	<i>3728212</i>	<i>8-1-88</i>	

KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING	COUNTER
<i>W. Deed</i>	<i>3815407</i>	<i>8-18-87</i>	

KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING	COUNTER
<i>Deed</i>	<i>40227410</i>	<i>12-31-80</i>	

an
K Tony

RECEIVED

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CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1440517

Examiner: _____

Date: December 30, 1991

- 251294-89 Subject to General Taxes levied in the year 1989.
- 3818407 Warranty Deed in favor of Chaher Wattar and Dalal Halabi, his wife, as joint tenants with right of survivorship. Conveys foregoing property. (Exhibit A-Legal Description, Marital Status Affidavit and Homestead Affidavit Attached)
August 13, 1989
- 251294-91 Subject to General Taxes levied in the year 1991.
- 4022140 Quit Claim Deed in favor of Ihab Wattar, divorced and not remarried. Conveys foregoing property. (Exhibit A-Legal Description Attached)
December 30, 1991

GT

RECORDED DOC. #

04051571

FORM 3002

04051571